



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

February 2016

Total permits issued for the month of February: 54

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### Permit Activity Breakdown

Commercial Permits	February 2016	February 2015	YTD 2016	YTD 2015	YTD Diff
New	0	0	0	0	0
Interior Remodel	4	3	5	4	1
Addition	0	0	1	0	1
Sign	11	0	13	3	10
Electric	1	0	3	1	2
Other	3	2	6	7	-1
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>19</b>	<b>5</b>	<b>28</b>	<b>15</b>	<b>13</b>
<b>Residential Permits</b>					
Single Family	8	13	11	26	-15
Addition	8	5	12	11	1
Remodel	6	6	14	14	0
Electric	2	3	3	6	-3
Pool/Spa	1	0	2	0	2
Demolition	1	4	6	4	2
Other	7	4	10	7	3
Sewer/Repairs	2	2	4	4	0
<b>Residential Totals</b>	<b>35</b>	<b>37</b>	<b>62</b>	<b>72</b>	<b>-10</b>
<b>Combined Totals</b>	<b>54</b>	<b>42</b>	<b>90</b>	<b>87</b>	<b>3</b>

Building/Site Inspections: 157      Number Of Inspections: 275

Certificates Of Occupancy Issued: 23

Easement Encroachments Authorized: 0      Denied: 1

### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 4

Number of violations that resulted in a violation and/or stop work order: 2

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 7



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### Combined Permit Activity Detail

Page: 1

Printed 2016/03/01 06:43 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2016-37	February	1	\$165,000	\$470	\$0	\$0	\$0	Viewegh and Assoc	Pam Fortune	Res Add	CROSSES		555 W POPLAR	46077
U2016-38	February	1	\$85,000	\$272	\$0	\$0	\$0	Viewegh and Assoc	Pam Fortune	Res Add	CROSSES		555 W POPLAR	46077
U2016-39	February	2	\$2,833	\$54	\$0	\$0	\$0	Phoenix Signworks	French Associates I,	Comm Sign	ZIONSVILLE BUS. PARK	Starbucks	1140 W OAK STREET	46077
U2016-40	February	2	\$2,833	\$54	\$0	\$0	\$0	Phoenix Signworks	French Associates I,	Comm Sign	ZIONSVILLE BUS. PARK	Starbucks	1140 W OAK STREET	46077
U2016-41	February	2	\$2,833	\$50	\$0	\$0	\$0	Phoenix Signworks	French Associates I,	Comm Sign	ZIONSVILLE BUS. PARK	Starbucks	1140 W OAK STREET	46077
U2016-42	February	3	\$8,000	\$400	\$0	\$0	\$0	Tom King	Carol Chuck	Comm Remodel	OP ZIONSVILLE	Rug Gallery	117 S FIRST STREET	46077
U2016-43	February	3	\$4,500	\$65	\$0	\$0	\$0	Sign Art	Stan Evans	Comm Sign	ZIONSVILLE BUS. PARK	Kodak Lens/Dr.	61 BOONE VILLAGE	46077
R2016-44	February	3	\$342,000	\$1,450	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	243	2485 STILL CREEK	46077
U2016-45	February	3	\$38,000	\$410	\$0	\$0	\$0	GDS Construction,	Jennifer Carnahan	Res Remodel	SANCTUARY AT 121ST		11923 AVEDON	46077
U2016-46	February	4	\$5,000	\$410	\$0	\$0	\$0	500 Sycamore, LLC	500 Sycamore, LLC	Res Remodel	OLIVERS		160 N MAPLE ST	46077
R2016-47	February	5	\$0	\$250	\$0	\$0	\$0	Indianapolis Demolition	Mark Swaim	Res Demo			8157 E 100 North	46075
U2016-48	February	5	\$250,000	\$650	\$0	\$0	\$0	Dillon Construction	Hat World Inc	Comm Remodel		LIDS	10555 LIDS WAY	46077
R2016-49	February	5	\$0	\$0	\$0	\$0	\$0	Weihe Construction	Drees Homes	Mass Grading	Brookhaven		Glen Avon Way	46077
U2016-50	February	5	\$2,500	\$226	\$0	\$0	\$0	Earl Russell	LDR Rentals, LLC	Comm Sign	Eagle Village	Earl Russell	12121 N Michigan	46077
U2016-51	February	5	\$600	\$54	\$0	\$0	\$0	Earl Russell	LDR Rentals, LLC	Comm Sign	Eagle Village	Earl Russell	12121 N Michigan	46077
U2016-52	February	8	\$15,000	\$115	\$0	\$0	\$0	Crown Castle	Crown Castle	Comm Cell Tower			4929 W 106th Street	46077
U2016-53	February	8	\$25,000	\$410	\$0	\$0	\$0	Seth & Lori Alt	Seth & Lori Alt	Res Remodel	COBBLESTONE LAKES OF	7	4985 S COBBLESTONE	46077
R2016-54	February	10	\$0	\$75	\$0	\$0	\$0	American Electric	Whitney Meyer & Jared Gayken	Res Electric			8350 E 250 SOUTH	46077



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Page: 2

Printed 2016/03/01 06:43 AM

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U2016-55	February	10	\$135,000	\$410	\$0	\$0	\$0	Figy Construction	Eugene & Geri Feichtner	Res Remodel	Clarkston	23	11330 VALLEY	46077
U2016-56	February	10	\$1,800,000	\$1,928	\$4,025	\$1,221	\$1,009	Christopher Scott Homes	Andrew & Kristie Smith	Res New	Lost Run Farms	20	20 Lost Run Lane	46077
13U2016-57	February	10	\$2,995	\$145	\$0	\$0	\$0	AP Sign Group	Browning Investments	Comm Sign	Northwest Technology	Ste 100 - American	6500 TECHNOLOGY	46278
U2016-58	February	11	\$0	\$25	\$0	\$0	\$0	B & W Plumbing & Heating	William Wilson	Res Sewer	MILLERS		420 N MAPLE	46077
U2016-59	February	11	\$3,000	\$100	\$0	\$0	\$0	Neal & Julie Hagen	Neal & Julie Hagen	Res Other	Rock Bridge	90	3850 STONINGTON	46077
13R2016-60	February	12	\$1,737	\$94	\$0	\$0	\$0	TKO Graphix	Browning Investments	Comm Sign	Northwest Technology	MOBI	6100 W 96TH STREET	46278
13U2016-61	February	12	\$2,988	\$134	\$0	\$0	\$0	TKO Graphix	Browning Investments	Comm Sign	Northwest Technology	MOBI	6100 W 96TH STREET	46077
U2016-62	February	16	\$90,000	\$512	\$0	\$0	\$0	Mitch Young/Young's	Susan Blanford	Res Add	CROSSES		140 N FIRST STREET	46077
R2016-63	February	16	\$65,000	\$417	\$0	\$0	\$0	Mitch Young/Young's	Peter & Laurian Keys	Res Add	Saddle Brook Farms		233 SADDLE BROOK	46077
U2016-64	February	16	\$10,800	\$75	\$0	\$0	\$0	Bone-Dry Roofing	David & Vicki Delgado	Res Reroof	Brittany Chase	278	4090 HUNTSMAN	46077
U2016-65	February	16	\$11,600	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Andrew Pruitt	Res Reroof	NORHERN MEADOWS	42	552 CENTURY	46077
R2016-66	February	16	\$0	\$90	\$0	\$0	\$0	Telecom Placement	Brighthouse	Comm Electric			9502 E SR 32	46077
U2016-67	February	16	\$0	\$25	\$0	\$0	\$0	Jim Russell Plumbing	Centerpoint Wealth	Res Sewer	CROSSES		56 N MAIN STREET	46077
R2016-68	February	17	\$50,000	\$410	\$0	\$0	\$0	Robert Sponcil	Joseph & Emily Botich	Res Remodel	THE WILLOWS	73	3238 POLO TRAIL	46077
R2016-69	February	17	\$6,200	\$200	\$0	\$0	\$0	Nutter Landscapes	Justin & Christina	Res Add Deck			805 EAGLEWOOD	46077
U2016-70	February	18	\$30,000	\$75	\$0	\$0	\$0	Jason & Kristin Henney	Willow Road Ventures LLC	Res Reroof			3863 WILLOW	46077
13U2016-71	February	18	\$495,000	\$1,337	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	Hidden Pines	103	3844 CONIFER	46077
R2016-72	February	18	\$25,960	\$75	\$0	\$0	\$0	Universal Roofing	Gerhard & Astrid Martens	Res Reroof			8170 E 300 SOUTH	46077



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Page: 3

Printed 2016/03/01 06:43 AM

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U2016-73	February	19	\$50,000	\$410	\$0	\$0	\$0	Mark Edwards	Mark Edwards	Res Remodel	CROSSES		440 W WALNUT	46077
2016-74	February	19	\$21,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing		Res Reroof				
R2016-75	February	19	\$295,000	\$1,134	\$0	\$1,221	\$1,009	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	221	6748 CHAPEL	46077
R2016-76	February	19	\$295,000	\$1,131	\$0	\$1,221	\$1,009	Goldenleaf Homes	Goldenleaf Homes	Res New	Stonegate	224	6742 CHAPEL	46077
U2016-77	February	19	\$73,000	\$1,734	\$6,605	\$0	\$0	Noble Order Brewing	Valerie Swack	Comm Remodel		Noble Order	98 S Main Street	46077
13U2016-78	February	22	\$3,000	\$132	\$0	\$0	\$0	Sign Craft Industries	Browning Investments	Comm Sign	Northwest Technology	Lewellyn Technology	6210 TECHNOLOGY	46278
U2016-79	February	22	\$0	\$90	\$0	\$0	\$0	Zionsville Pet Palace	Christy Zeller	Comm Demo	OP ZIONSVILLE	Zionsville Pet Palace	120 S MAIN STREET	46077
R2016-80	February	22	\$23,000	\$410	\$0	\$0	\$0	Troy-Built Wood Decks	Phillip Aaron Toops	Res Add	THE ENCLAVE	63	6826 WINDEMERE	46077
13U2016-81	February	23	\$286,000	\$1,686	\$0	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	THE WILLOWS	140	11556 WILLOW	46077
R2016-82	February	23	\$314,000	\$1,330	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Brookhaven	241	2493 STILL CREEK	46077
R2016-83	February	23	\$324,000	\$1,304	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Willow Glen	61	3232 PURPLE	46077
U2016-84	February	23	\$35,000	\$90	\$0	\$0	\$0	Quality Roofing Services, Inc	PNC BANK	Comm Reroof	ZIONSVILLE BUS. PARK	PNC Bank	1395 W OAK STREET	46077
U2016-85	February	23	\$52,000	\$411	\$0	\$0	\$0	Dunville & Associates	Rob & Kristen Jones	Res Add	COBBLESTONE LAKES OF	36	5002 PEBBLEPOINTE	46077
13U2016-86	February	23	\$50,000	\$510	\$0	\$0	\$0	Custom Leisure Pools	Bill & Sheila Vechiarella	Res Add Pool	Willow Ridge	38	11558 RIDGE	46077
U2016-87	February	24	\$3,000	\$225	\$0	\$0	\$0	JK Construction Group	Zionsville Presbyterian	Comm Remodel		Zionsville Presbyterian	4775 W 116TH	46077
R2016-88	February	26	\$7,000	\$75	\$0	\$0	\$0	Knox Services	Alex Scheker	Res Reroof	ROYAL RUN	42	6510 ABBY LANE	46077
U2016-89	February	29	\$0	\$0	\$0	\$0	\$0	Cswinney Brothers	Beazer Homes	Mass Grading	Hampshire		4751 S 800 East	46077
R2016-90	February	29	\$0	\$75	\$0	\$0	\$0	PH Current Electric	Phillip Pryor	Res Electric	HIDDEN PINES		3553 S US 421	46077



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Page: 4

Printed 2016/03/01 06:43 AM

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R2016-91	February	29	\$70,000	\$100	\$0	\$0	\$0	Dennis & Vicky Tudor	Dennis & Vicky Tudor	Res Add			7027 E 200 North	46075
U2016-92	February	29	\$4,059	\$61	\$0	\$0	\$0	Premier Sign Group	Bradley Development	Comm Sign	ZIONSVILLE BUS. PARK	City Securities	1620 W OAK Street	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

February 2016

Total: C of O issued for the month of February: 23

**C of O Detail**

Page: 1

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2014-759	Mike Mcghee	John McLimore	Res Add Pool	Willow Ridge	61	11549 Willow Springs Drive	46077	2016/02/01
R2014-858	Gradison Building Corporation	Frank KaFoure	Res Remodel			8000 Hunt Club Road	46077	2016/02/23
R2015-55	Jim & Kim Fisher	Jim & Kim Fisher	Res Remodel			7086 E 550 South	46077	2016/02/09
U2015-434	Mitch Young/Young's	Brian & Sara Benneyworth	Res Remodel	Colony Woods	179	180 N Maxwell Court	46077	2016/02/09
U2015-502	Moore Restoration	Edward & Ruth Carey	Res Remodel	Colony Woods	133	215 Royal Oak Court	46077	2016/02/29
U2015-523	Shafer Building Group	Sanjay & Catherine Patel	Res Add	Thornhill	152	1501 Continental Drive	46077	2016/02/22
R2015-691	KJ's Handyman Service	Ryan & Melissa Duncan	Res Remodel	Fieldstone	5	2987 Stone Creek Drive	46077	2016/02/08
R2015-730	Patio Enclosures	Peggy Whitney	Res Add	Blackstone	33	6406 Concord Drive	46077	2016/02/03
U2015-745	Ulises & Noemy Vargas	Ulises & Noemy Vargas	Res Remodel	Irongate	48	120 Lexington Drive	46077	2016/02/12
U2015-813	Jared Talbott	Brian McCall	Comm Electric	VBD	Blooms by Dragonfly	176 S Main Street	46077	2016/02/04
U2015-815	Mitch Young/Young's	Walter & Janet Beam	Res Remodel			210 S SECOND Street	46077	2016/02/23
R2016-10	Champion Window & Patio	Larry & Betty Wood	Res Add	ROYAL RUN	342	6264 CANTERBURY DRIVE	46077	2016/02/10
U2016-20	Gaylor Electric	Town of Zionsville	Comm Electric		WWTP	855 STARKEY ROAD	46077	2016/02/04
U2016-35	Dorsey Paving	Baptist Homes	Res Demo			10010 ZIONSVILLE ROAD	46077	2016/02/23
R2016-54	American Electric	Whitney Meyer & Jared Gayken	Res Electric			8350 E 250 SOUTH	46077	2016/02/11
U2016-58	B & W Plumbing & Heating	William Wilson	Res Sewer	MILLERS		420 N MAPLE STREET	46077	2016/02/16



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**C of O Detail**

Page: 2

Printed 2016/03/01 06:43 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13R2016-60	TKO Graphix	Browning Investments	Comm Sign	Northwest Technology	MOBI	6100 W 96TH STREET	46278	2016/02/23
13U2016-61	TKO Graphix	Browning Investments	Comm Sign	Northwest Technology	MOBI	6100 W 96TH STREET	46077	2016/02/23
U2016-64	Bone-Dry Roofing	David & Vicki Delgado	Res Reroof	Brittany Chase	278	4090 HUNTSMAN DRIVE	46077	2016/02/19
U2016-65	Bone-Dry Roofing	Andrew Pruitt	Res Reroof	NORHERN MEADOWS SEC	42	552 CENTURY OAKS DRIVE	46077	2016/02/24
R2016-66	Telecom Placement	Brighthouse	Comm Electric			9502 E SR 32	46077	2016/02/18
R2016-72	Universal Roofing	Gerhard & Astrid Martens	Res Reroof			8170 E 300 SOUTH	46077	2016/02/23
R2016-88	Knox Services	Alex Scheker	Res Reroof	ROYAL RUN	42	6510 ABBY LANE	46077	2016/02/29



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2016

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### Activity Report

	Commercial/Industrial						Residential										Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	0	1	1	2	2	3	3	4	8	1	1	5	3	2	0	36	0	1	148	263	4	28
February	0	0	4	11	1	3	8	8	6	2	1	1	7	2	0	54	1	1	157	275	1	23
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	0	1	5	13	3	6	11	12	14	3	2	6	10	4	0	90	1	2	305	538	49	51



## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2016

### *Planning*

#### **Intake**

- The Department reviewed / issued 43 building permits, 11 sign permits, and conducted 275 inspections (as detailed in the attached pages)
- The Department accepted five (5) Petitions for review by the Board of Zoning Appeals and three (3) Petitions for review by the Plan Commission (all at future meetings)

#### **Meetings**

- Attended the Town Council's monthly regular meeting
- Attended / participated in the February 17, 2016 and February 23, 2016 Town Hall open houses
- Attended both the BZA and Plan Commission monthly meetings
- Attended the February 25, 2016 meeting of the Technical Advisory Committee
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended the February 29, 2016 Town Council Agenda Setting meeting (for its March 7, 2016 meeting)
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with future applicants regarding potential BZA filings and/ or PC filings
- Met with interested parties regarding residential development in the north west quadrant (Urban) of the Town
- Met with representatives of Lids / Hat World (toured new facility)

#### **Reporting**

- Prepared four (4) staff reports for the February Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/02092016-550>
- Prepared five (5) staff reports for the February Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link): <http://www.zionsville.in.gov/AgendaCenter/ViewFile/Minutes/02162016-552>
- Prepared the Department's February 2016 month-end report

#### **Communications**

- Conducted various communications with applicants for the March Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the March Plan Commission meeting (agenda attached)
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications with various project representatives related to status of current projects
- Conducted communications regarding BZA findings as well as draft commitments associated with approved matters
- Conducted communications with PC / BZA Attorney regarding litigation matters

#### **Projects / Education / Training**

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Reviewed capacity and projections related to department as well as town goals and objectives
- Conducted various sign removal efforts (signs located in the right-of-way)
- Staff attended various in house training opportunities and one external training session
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Staff attended various meeting regarding the new Nature Center (including a tour of the current Nature Center)
- Staff provided an update to the US Census as to the implementation of 2014 Reorganization
- Staff continued to assist with various activities associated with the construction of a new Town Hall
- Staff prepared/ published the legal advertisement associated with the ILP fee schedule update
- Staff undertook final preparations for the launch of the Town's new website (March 3, 2016)
- Continued with implementation of WTH software upgrade (rollout of mobile hardware to inspectors / staff)
- Continued with onboarding of new Compliance Inspector
- Initiated review of current staffing needs / offered projections to Mayor regarding future needs

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2016

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 96<sup>th</sup> Street TIF District
- Met with individuals regarding development opportunities in the Oak Street TIF District
- Attended meetings regarding utility installation within Creekside Corporate Park
- Attended the February 16, 2016 Creekside Architectural Committee meeting
- Attended the February 22, 2016 RDC meeting
- Attended the February 23, 2016 ZARC meeting
- Attended the February 29, 2016 special RDC meeting

#### **Reporting**

- Prepared memorandums associated with the January 29, 2016 RDC meeting
- Prepared the February 2016 Zionsville TIF activity report

#### **Communications**

- Conducted communications regarding development of Creekside Corporate Park
- Conducted communications regarding both the regular meeting, bid opening, and future Committee meetings of the RDC
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communication with Town leadership and RDC membership regarding business recruiting efforts
- Conducted various communications with Town leadership regarding various projects
- Conducted various communications regarding the Bid results associated with Creekside Corporate Park
- Conducted communications regarding the scheduling of various February 2016 meetings regarding Creekside Corporate Park
- Conducted communications regarding the Creekside Bond Placement (documents and project funding)
- Conducted communications regarding the Creekside Bond Closing schedule (inclusive of scheduling Town sign off)
- Conducted communications regarding the creation of the CDC in association with RDC activities
- Conducted communications regarding the DK Pierce & Assoc regarding Purchase Agreement (Parcel 6)
- Conducted communications regarding utility availability and distribution with Creekside Corporate Park
- Conducted communications regarding the selection of Sub-Surface as Creekside's infrastructure contractor
- Conducted communications regarding development of contracts related to Creekside infrastructure inspections
- Conducted communications regarding UTB Tax Abatement request

#### **Projects / Training**

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee (ZARC)
- Finalized documentation associated with both the 700 East TIF District (Project Description) and Creekside Corporate Park TIF District
- Contract Management: Creekside Schematic Design
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- TIF District establishment/ reestablishment (700 TIF, Creekside TIF)
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Reviewed advertisement and bidding documents associated with the Creekside Corporate Park infrastructure plan
- Attended the February meeting of the 2015-2016 Indiana Certified Public Manager's (CPM) program
- Monitored results of the Department's customer survey / department services awareness survey
- CPM material review (associated with the February meeting)

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2016

### *Current Project Specific Ongoing Matters - Department Wide (Consultant)*

Hardware rollout - field data entry (internal)  
HEA 1301 implementation (internal)  
2014 Reorganization (internal)  
Downtown Marketing Study & Parking Analysis implementation (internal)  
Economic Development Strategic Plan implementation (internal)  
PNC RFP (internal)  
Creekside Corporate Park @ Zionsville development (HWC/ CBBEL/ REA/ internal)  
Creekside Bond Closing (BT / Crowe / City Securities)  
Creekside Corporate Park construction (Sub-Surface)  
Creekside Corporate Park inspections contract development (internal)  
Creekside Corporate Park platting (HWC / internal)  
Creekside Corporate Park @ Zionsville tenancy (Rockland / internal)  
Creekside Corporate Park @ Zionsville marketing (Rockland / internal)  
Zoning Ordinance maintenance (American Legal Publication / internal)  
Walmart litigation (Beckman Lawson / Drake Law)  
Incentive impact tracking (internal)  
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)  
Unsafe Buildings – board up / seal 9753 Lakewood Drive (ongoing internal monitoring)  
Unsafe Buildings - 7485 South SR 267 (board up order)  
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)  
Road Impact Fee calculations (A&F)  
Subdivision Bonding (BLN, Internal)  
Creekside EDA (BT, Crowe, Internal)  
Oak Street TIF / redevelopment (Internal)  
700E TIF (BT, Crowe, Internal)  
Website transition (internal)  
New Compliance Inspector - onboarding (Internal)  
New department vehicle - onboarding (Internal with support from specific vendors)



**MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS March 8, 2016**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled March 8, 2016 at 6:30 p.m. in the Bev Harves Room at Zionsville Town Hall, 1100 West Oak Street the following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the January 12, 2016 Meeting Minutes and the February 9, 2016 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2015-46-UV	T. McQuinn	10614 DeAndrea Drive	<p><b>Continued from the January 12, 2016, and February 9, 2016 Board of Zoning Appeals meeting</b></p> <p>Petition for a variance of use for an established automobile repair business to include automotive sales in the (I-2) Urban Industrial Zoning District, which does not permit automobile sales as a primary use of the property</p>
2015-47-DSV	N. Warstler	734 W. Pine Street (Est)	<p><b>Petitioners Representative to request a withdraw of this Petition</b></p> <p>Petition for Development Standards variance in order to allow a single family dwelling in the (R-V), Residential Village Zoning District, to:</p> <ol style="list-style-type: none"> <li>1) Establish the parcels as a Lot of Record</li> <li>2) Deviate from the required road frontage/point of vehicular access</li> <li>3) Deviate from the required front yard setback</li> <li>4) Deviate from the required rear yard setback</li> </ol>
2016-02-DSV	R. DeRossi	8810 & 8811 Whitestown Road	<p><b>Continued from the January 12, 2016 Board of Zoning Appeals Meeting</b></p> <p>Petition for Development Standards variance to provide for 12 estate lots without public water and sewer facilities and with a lot depth to width ratio exceeding 3 to 1</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2016-03-SE	G. Gunter and K. Gunter	1340 N. 1200 East Sheridan IN	Petition to allow a Special Exception to allow for a new residential build in an (AG) Agricultural District
2016-04-DSV	A. Nicholson	160 N. Maple Street	Petition for Development Standards Variance to exceed the (RV) Residential Village Zoning District lot coverage requirement of 35%, to 37%, in order to allow for a detached garage
2016-05-DSV	K. Dienhart	260 N. 3 <sup>rd</sup> Street	Petition for Development Standards Variance to exceed the (RV) Residential Village Zoning District lot coverage requirement of 35%, to 42%, in order to allow for an addition to the primary structure
2016-06-DSV	Boone County Tennis Center	4560 S. 875 East	Petition for Development Standards Variance to deviate from building materials requirement in the (SU-7) Special Use Zoning District
2016-07-DSV	CK Price Properties, LLC	91 S. Main Street	Petition for Development Standards Variance to allow for a reduce number of parking spaces for a commercial building in the (VBD) Village residential Zoning District

**Other Matters to be considered:**

2015-45-UV, H. Barbara and W. Craft, Status of Commitments

2016-01-DSV, K. Smith, Status of Commitments

Respectfully Submitted:

Wayne DeLong AICP

Town of Zionsville Director of Planning and Economic Development

February 29, 2016



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING  
Monday March 21, 2016**

A meeting of the Zionsville Plan Commission is scheduled for Monday March 21, 2016, at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street. The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of January 19, 2016, and February 16, 2016 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2015-43-RP	D. Berman	425 S. 6 <sup>th</sup> Street	<b>Continued from the January 19, 2016 Plan Commission Meeting by Remonstrator request</b> <b>Continued from the February 16, 2016 Plan Commission Meeting by request of the Petitioners Representative</b> Petition for Replat with waivers, of three (3) parcels, to be reconfigured into three (3) lots in the (R-V) Urban Residential Village Zoning District
2016-02-OA	Town of Zionsville	1100 W. Oak Street	<b>Continued from the January 19, 2016 and February 16, 2016 Plan Commission Meeting at the request of the Petitioner</b> Petition to amend the Town of Zionsville Ordinances specific to lighting requirements to permit the use of Light Emitting Diode (LED) lighting elements in addition to current permissible lighting elements within all Town Zoning Districts
2016-05-PP	DeRossi	8810 and 8811 Whitestown	<b>Continued from the February 16, 2016 Plan Commission Meeting at the request of the Petitioner</b> Petition for Primary Plat approval in order to subdivide 77.015 acres into twelve (12) lot subdivision, in the (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District
2016-06-DP	DeRossi	8810 and 8811 Whitestown	<b>Continued from the February 16, 2016 Plan Commission Meeting at the request of the Petitioner</b> Petition for Development Plan Approval to provide for development of a twelve (12) lot subdivision, in (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District

VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2016-10-Z	Fabrico	165 and 235 W Sycamore Street	Petition for Zone Map Change to rezone 4.32 acres from the (B-3) Urban Outdoor Business, and the (VBD), Urban Village Business Development Districts, to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of residential, office and commercial uses.
2016-08-PP	Inglenook	10371 Zionsville Road	Petition for Primary Plat approval in order to subdivide 18.18 acres into 48 lots, in a (PUD), Planned Unit Development Zoning District
2016-09-DP	Inglenook	10371 Zionsville Road	Petition for Development Plan, (final plan), approval to provide for a 48 lot subdivision, in a (PUD), Planned Unit Development Zoning District

VII: Other matters to be considered:

Status of Commitments-Docket # 2015-21-PP and 2015-22-DP Vonterra

Status of Commitments-Docket # 2015-33-PP and 2015-34-DP Ansley

Respectfully Submitted:

Wayne DeLong, AICP

Director of Planning and Economic Development

Town of Zionsville

February 29, 2016